



# PALISADES COMMUNITY CENTER

WASHINGTON, DC

Community Site Improvement Team Meeting

APRIL 30, 2015

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## KEY ISSUES

- ADDITION TO THE EXISTING FACILITY OR BUILDING A SEPARATE FACILITY WITHIN THE PARK
- DETERMINE WHETHER HISTORIC PRESERVATION OF THE EXISTING BUILDING IS REQUIRED
- PRESERVE OR ENHANCE THE SOUTH PATH AT THE BACK OF THE EXISTING BUILDING
- PRESERVE OR RELOCATE OUTDOOR RECREATION AMENITIES
- BUILDING SCALE COMPATIBLE TO THE EXISTING BUILDING AND NEIGHBORHOOD

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EXISTING SITE PLAN

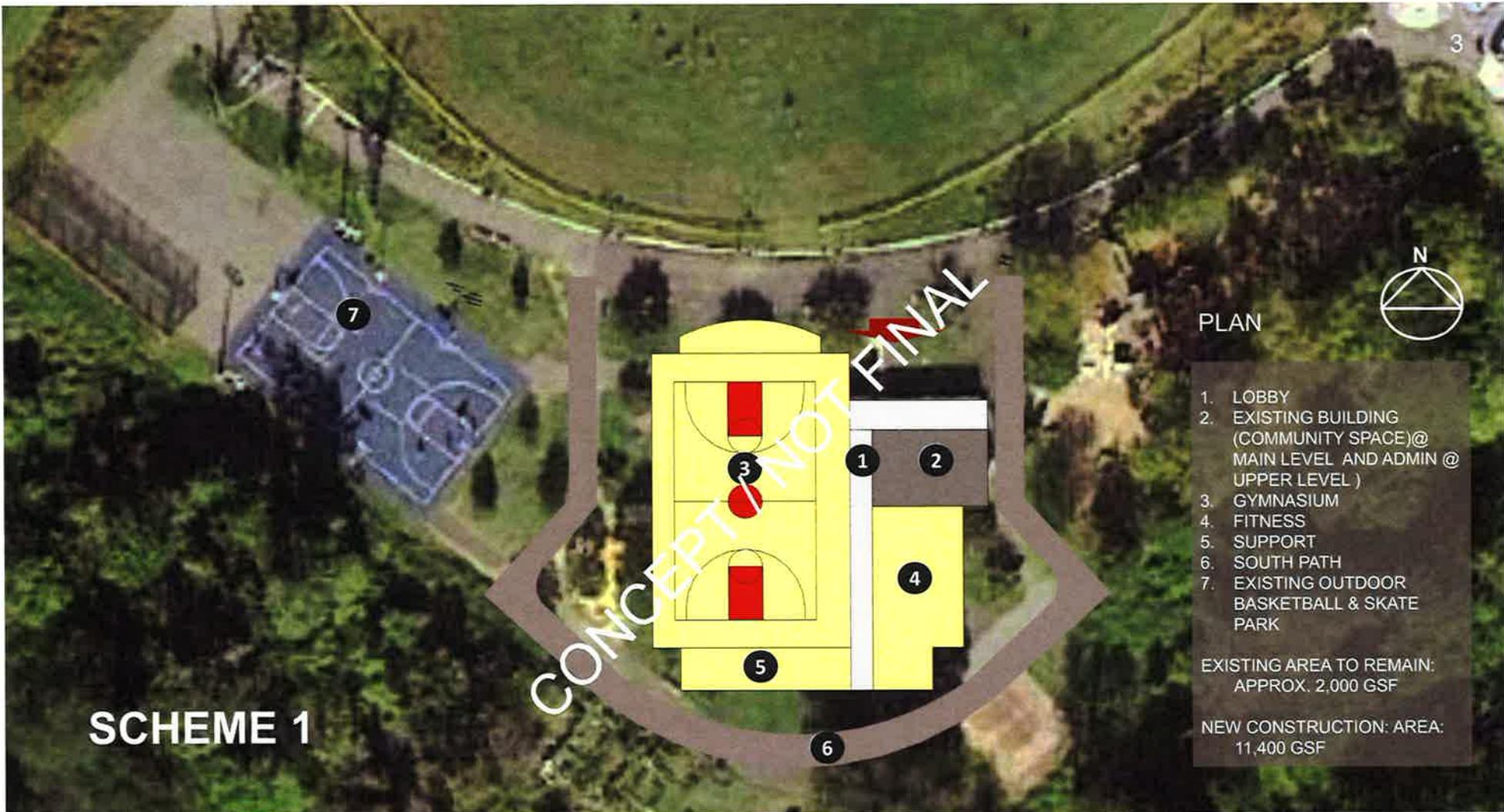


AERIAL VIEW OF THE EXISTING PARK

## SCHEME 1

- ADDITION TO THE EXISTING FACILITY WHICH WILL INVOLVE PARTIAL DEMOLITION TO MEET PROGRAMMATIC REQUIREMENTS
- PRESERVE THE SOUTH PATH
- PRESERVE ALL EXISTING OUTDOOR RECREATION AMENITIES
- MASSING PRESENTS AN AWKWARD SCALE RELATIONSHIP BETWEEN THE EXISTING AND PROPOSED ADDITION





PLAN



- 1. LOBBY
- 2. EXISTING BUILDING (COMMUNITY SPACE)@ MAIN LEVEL AND ADMIN @ UPPER LEVEL )
- 3. GYMNASIUM
- 4. FITNESS
- 5. SUPPORT
- 6. SOUTH PATH
- 7. EXISTING OUTDOOR BASKETBALL & SKATE PARK

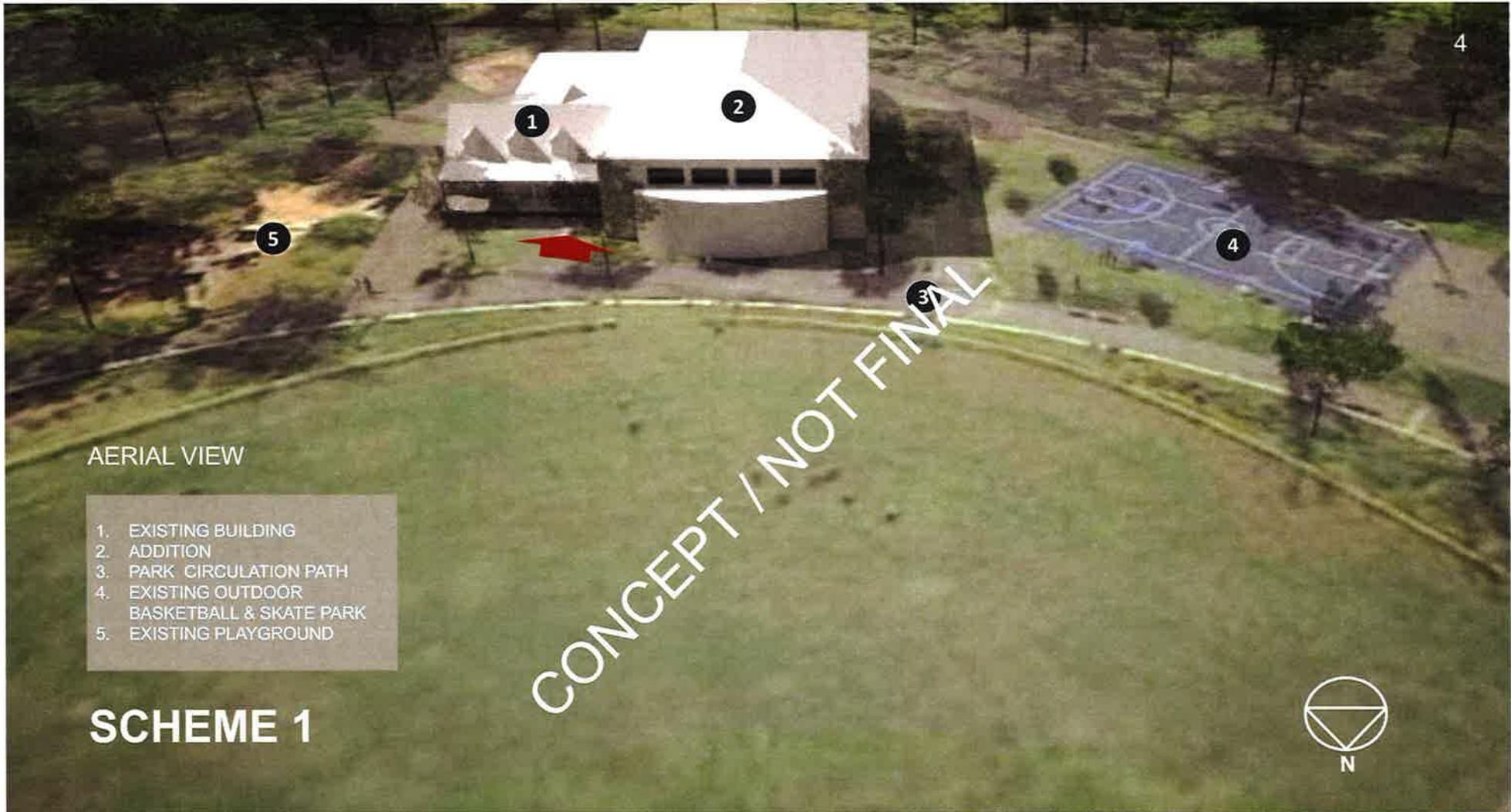
EXISTING AREA TO REMAIN:  
APPROX. 2,000 GSF

NEW CONSTRUCTION: AREA:  
11,400 GSF

**SCHEME 1**

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AERIAL VIEW

- 1. EXISTING BUILDING
- 2. ADDITION
- 3. PARK CIRCULATION PATH
- 4. EXISTING OUTDOOR BASKETBALL & SKATE PARK
- 5. EXISTING PLAYGROUND

**SCHEME 1**

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# SCHEME 1



### BUILDING CHARACTERISTICS:

- TRADITIONAL FORM & COMPATIBLE EXTERIOR MATERIALS
- HIP ROOF TO REDUCE BUILDING SCALE
- PUNCHED WINDOWS



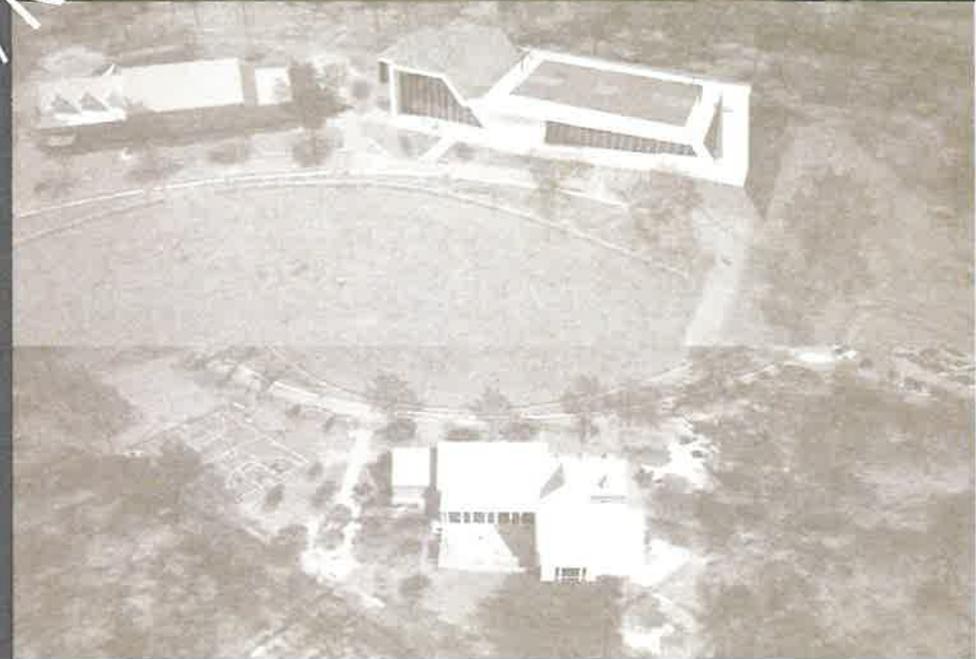
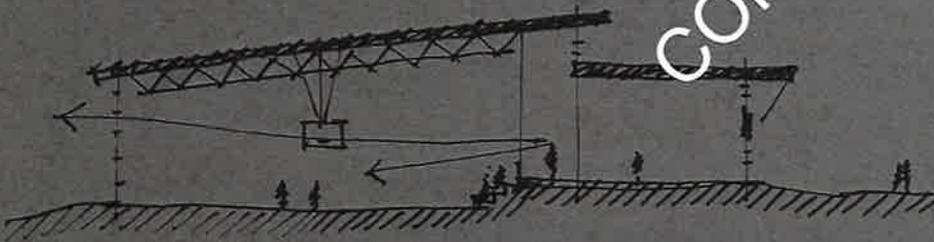
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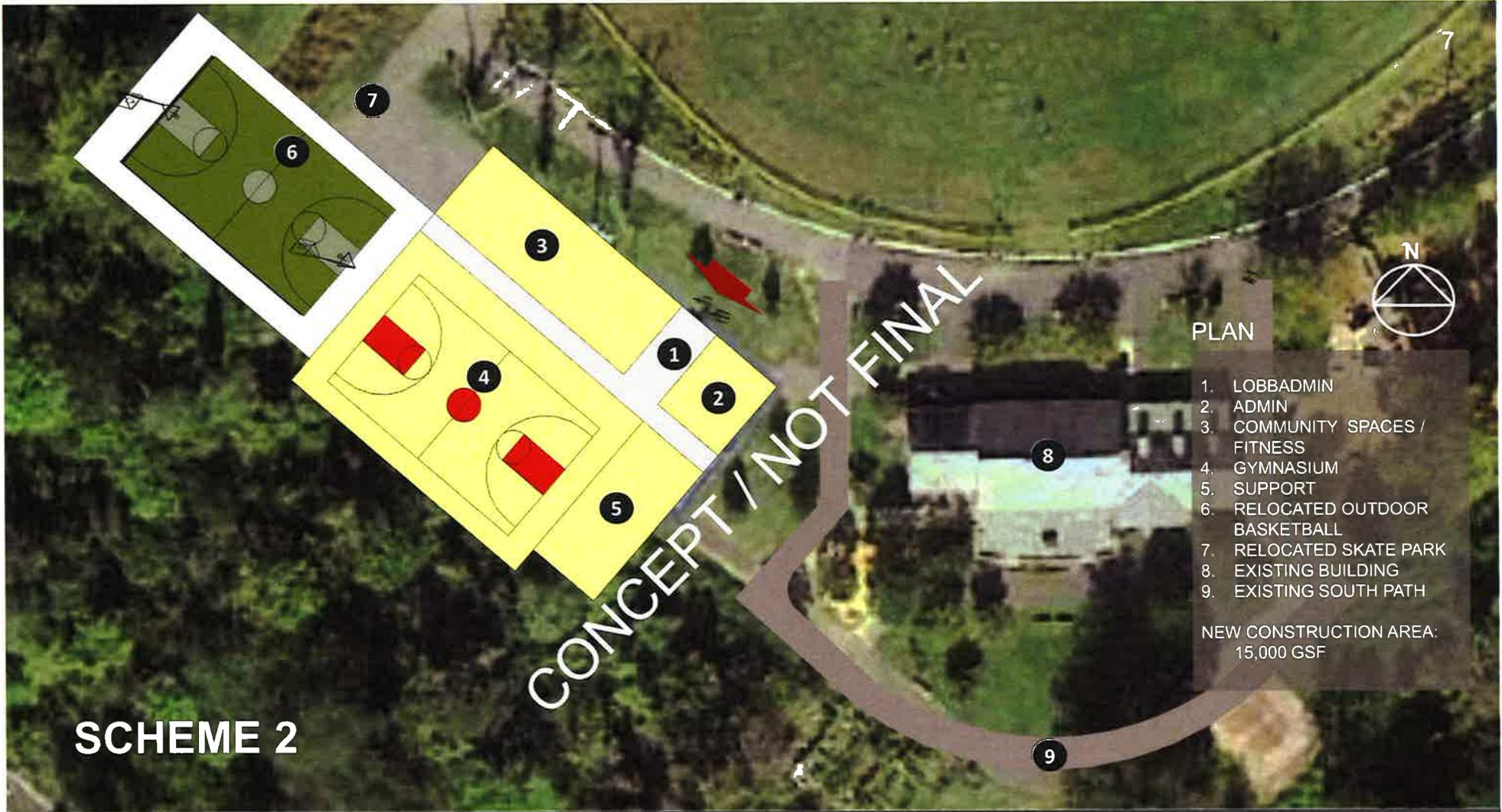
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## SCHEME 2

- NEW RECREATION FACILITY ON THE EXISTING OUTDOOR BASKETBALL COURT AND NO DISTURBANCE TO THE EXISTING BUILDING
- PRESERVE THE SOUTH PATH
- RELOCATE THE EXISTING OUTDOOR BASKETBALL COURT AND SKATE PARK (WEST SIDE OF THE NEW BUILDING)
- MASSING CREATES A NEW PARK BUILDING IMAGERY MORE RESPONSIVE TO SCALE AND ENVIRONMENT





PLAN

- 1. LOBBADMIN
- 2. ADMIN
- 3. COMMUNITY SPACES / FITNESS
- 4. GYMNASIUM
- 5. SUPPORT
- 6. RELOCATED OUTDOOR BASKETBALL
- 7. RELOCATED SKATE PARK
- 8. EXISTING BUILDING
- 9. EXISTING SOUTH PATH

NEW CONSTRUCTION AREA:  
15,000 GSF

SCHEME 2

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AERIAL VIEW

- 1. EXISTING BUILDING
- 2. NEW RECREATION BUILDING
- 3. PARK CIRCULATION PATH
- 4. RELOCATED OUTDOOR BASKETBALL
- 5. RELOCATED SKATE PARK

**SCHEME 2**

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## SCHEME 2



### BUILDING CHARACTERISTICS:

- SCULPTURAL ROOF CREATES A VILLAGE OF FORMS BREAKING THE BUILDING SCALE DOWN
- CLERESTORY WINDOWS PROVIDES NATURAL LIGHT INSIDE THE BUILDING
- PUNCHED WINDOWS

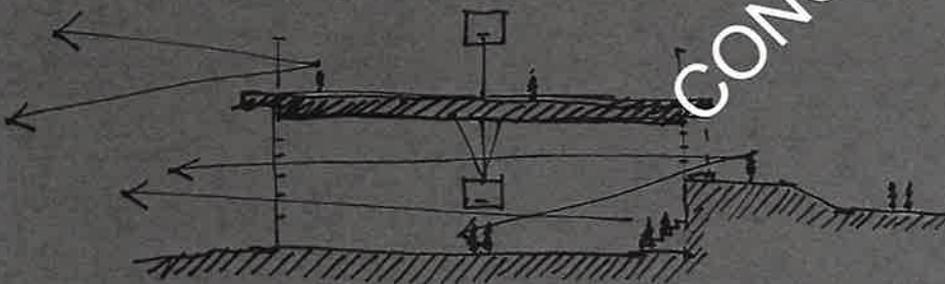


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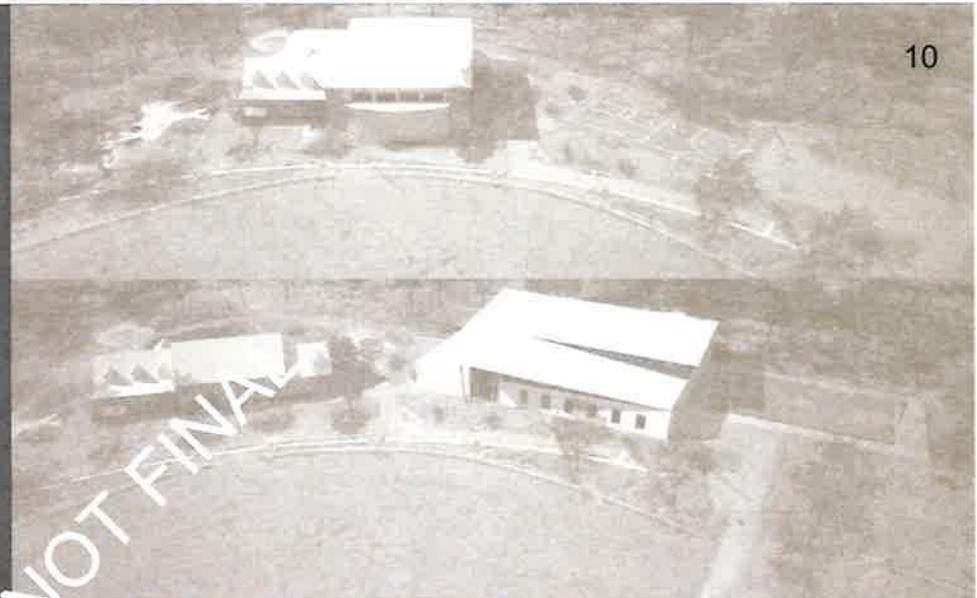
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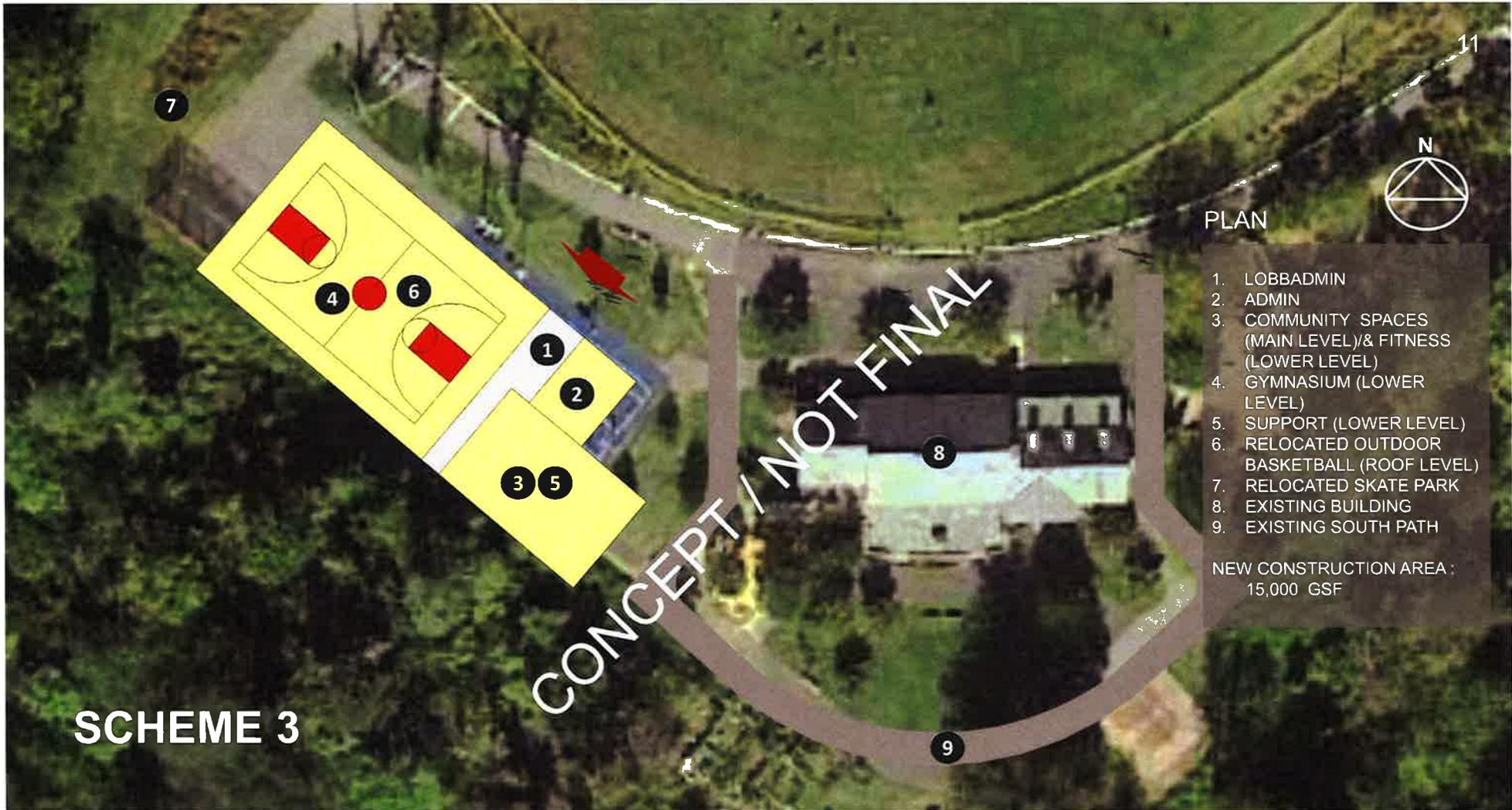
# SCHEME 3

- 2-LEVEL NEW RECREATION FACILITY ON THE EXISTING OUTDOOR BASKETBALL COURT AND NO DISTURBANCE TO THE EXISTING BUILDING
- PRESERVE THE SOUTH PATH
- RELOCATE THE EXISTING OUTDOOR BASKETBALL COURT ON TOP OF THE NEW BUILDING CONSERVING THE PARK PERVIOUS FOOTPRINT
- MASSING CREATES A NEW PARK BUILDING IMAGERY MORE RESPONSIVE TO SCALE AND ENVIRONMENT



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PLAN

- 1. LOBBADMIN
- 2. ADMIN
- 3. COMMUNITY SPACES (MAIN LEVEL)& FITNESS (LOWER LEVEL)
- 4. GYMNASIUM (LOWER LEVEL)
- 5. SUPPORT (LOWER LEVEL)
- 6. RELOCATED OUTDOOR BASKETBALL (ROOF LEVEL)
- 7. RELOCATED SKATE PARK
- 8. EXISTING BUILDING
- 9. EXISTING SOUTH PATH

NEW CONSTRUCTION AREA :  
15,000 GSF

SCHEME 3

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AERIAL VIEW

- 1. EXISTING BUILDING
- 2. NEW RECREATION BUILDING
- 3. PARK CIRCULATION PATH
- 4. RELOCATED OUTDOOR BASKETBALL (ROOF TOP)
- 5. RAMP ACCESS
- 6. RELOCATED SKATE PARK

**SCHEME 3**

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## SCHEME 3



### BUILDING CHARACTERISTICS:

- SCULPTURAL LANDSCAPE BUILDING
- NORTH WINDOWS PROVIDE VIEWS TO THE PARK AND VIEWS TO THE INSIDE BUILDING ACTIVITIES
- ROOFTOP OUTDOOR COURT MINIMIZES PVIOUS FOOTPRINT AND PROVIDES VIEWS TO THE POTOMAC RIVER.



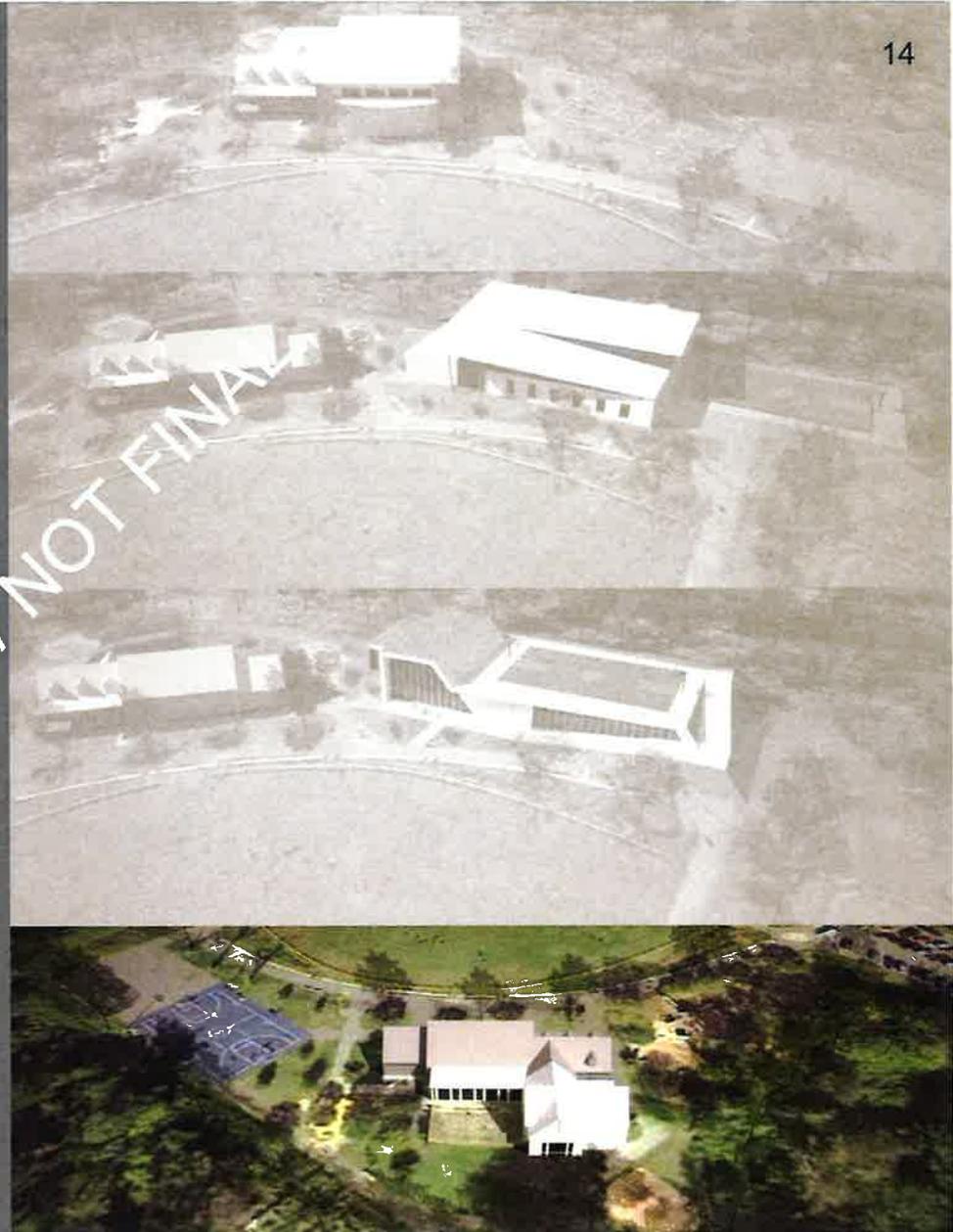
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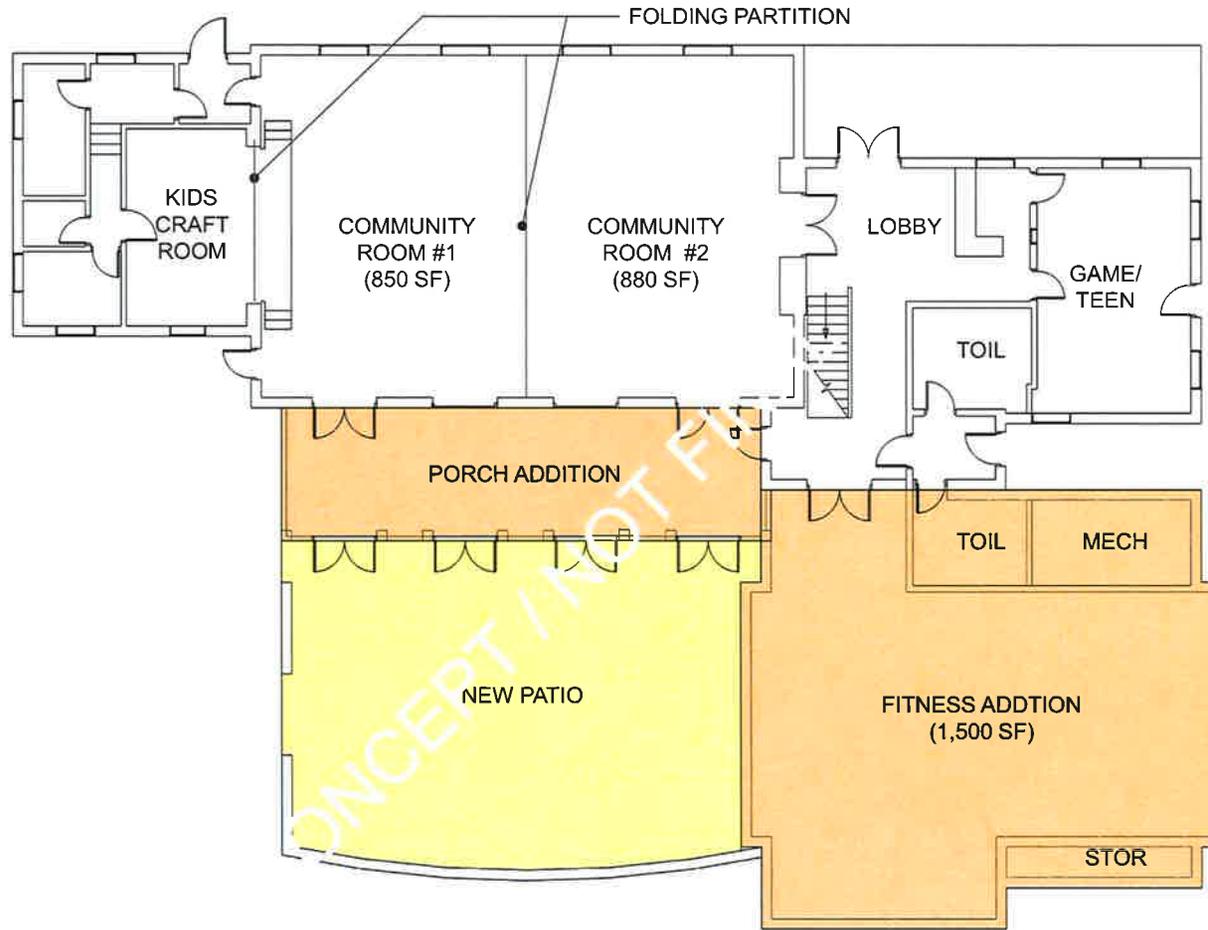
# SCHEME 4

- RENOVATE THE EXISTING BUILDING:
  - COMMUNITY SPACES IN THE GROUND FLOOR
  - ADMIN OFFICES IN THE UPPER FLOOR
  - STORAGE IN THE BASEMENT FLOOR
  
- REAR ADDITIONS INCLUDE:
  - PORCH/GALLERY
  - FITNESS
  
- NEW PATIO FOR SOCIAL EVENTS
  
- TOTAL ADDITION= 2,500 GSF

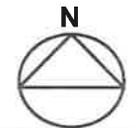
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# SCHEME 4



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## SCHEME 1

- PARTIAL DEMOLITION AND RENOVATION OF THE EXISTING BUILDING
- REAR AND SIDE ADDITIONS OF 11,000 GSF TO ACCOMMODATE GYM AND FITNESS

## SCHEME 2

- NEW 2-LEVEL 15,000 GSF RECREATION BUILDING WITH RELOCATED OUTDOOR COURT
- NO WORK ON THE EXISTING BUILDING

## SCHEME 3

- NEW 2-LEVEL 15,000 GSF RECREATION BUILDING WITH ROOF TOP OUTDOOR COURT
- NO WORK ON THE EXISTING BUILDING

## SCHEME 4

- RENOVATE THE EXISTING BUILDING AND REAR ADDITION OF 2,500 GSF.
- NO GYM, AEROBICS ROOM & SENIORS ROOM .

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# PALISADES COMMUNITY CENTER PRELIMINARY TRANSPORTATION SUMMARY

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# INTRODUCTION

- Firm Introduction
- Existing Parking Conditions Review
- Access and Circulation Review
- Potential Mitigation Strategies
  - Demand Mitigation
  - Supply Mitigation
  - Traffic Circulation Mitigation

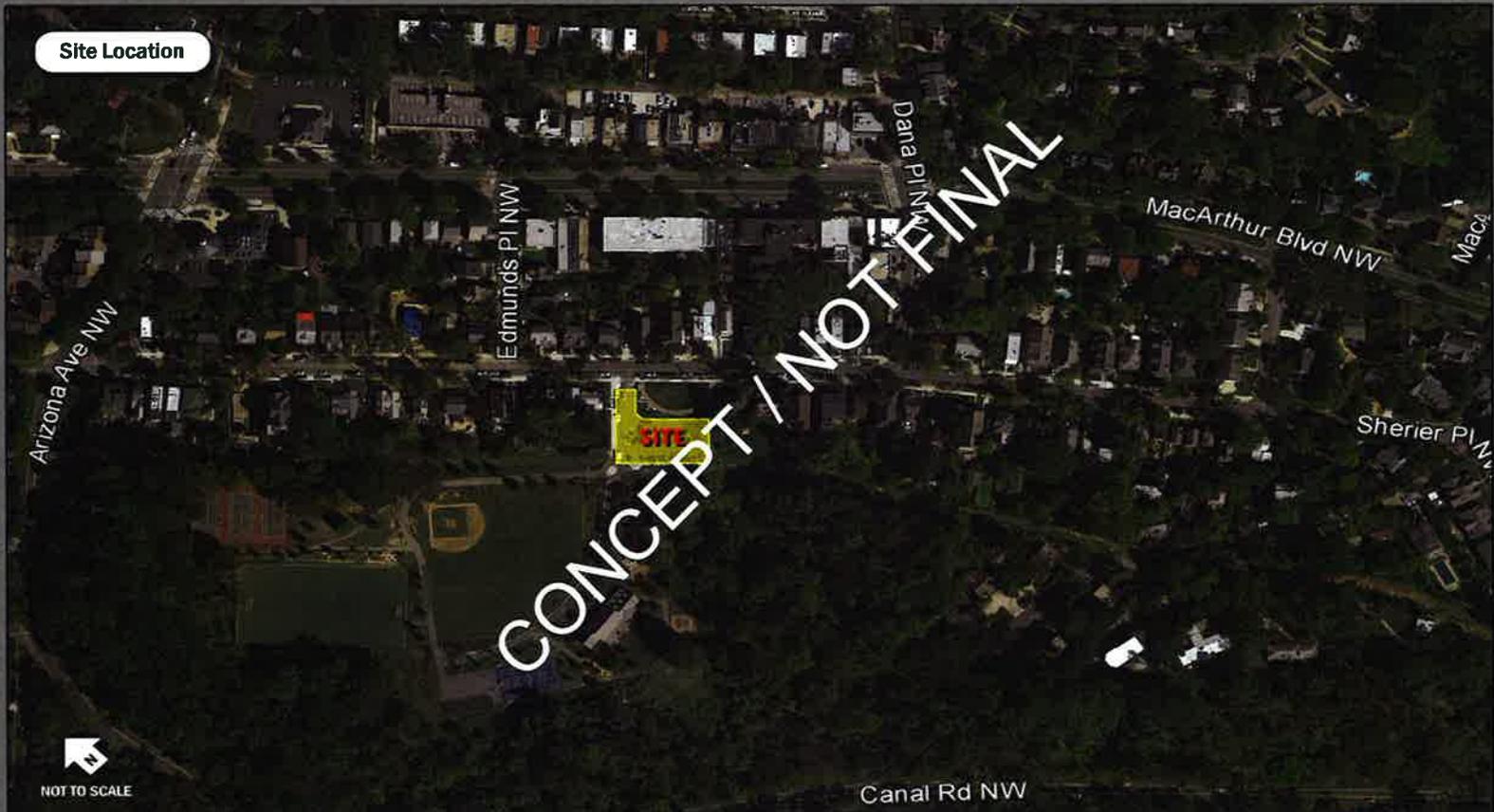
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# SITE LOCATION



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# EXISTING PARKING CONDITIONS REVIEW

- **Parking Inventory & Occupancy Surveys**
  - **Saturday, April 18, 2015, 9:00 a.m. to 5:00 p.m.**
  - **Tuesday, April 21, 2015, 4:00 p.m. to 7:00 p.m.**
  - **Number of Curbside Parking Spaces & Restrictions**
  - **Number Occupied, Profile of Users**

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# EXISTING PARKING CONDITIONS REVIEW

- Parking Inventory & Occupancy Surveys

**Table 1: Weekday (Tuesday) Peak Hourly Utilization Percentages**

	4PM	5PM	6PM	7PM
<b>Occupancy</b>	180	190	194	213
<b>Total Spaces</b>	<u>270</u>	<u>270</u>	<u>270</u>	<u>270</u>
<b>Available</b>	90	80	76	57
<b>Utilization</b>	67%	70%	72%	79%

**Table 2: Weekend (Saturday) Peak Hourly Utilization Percentages**

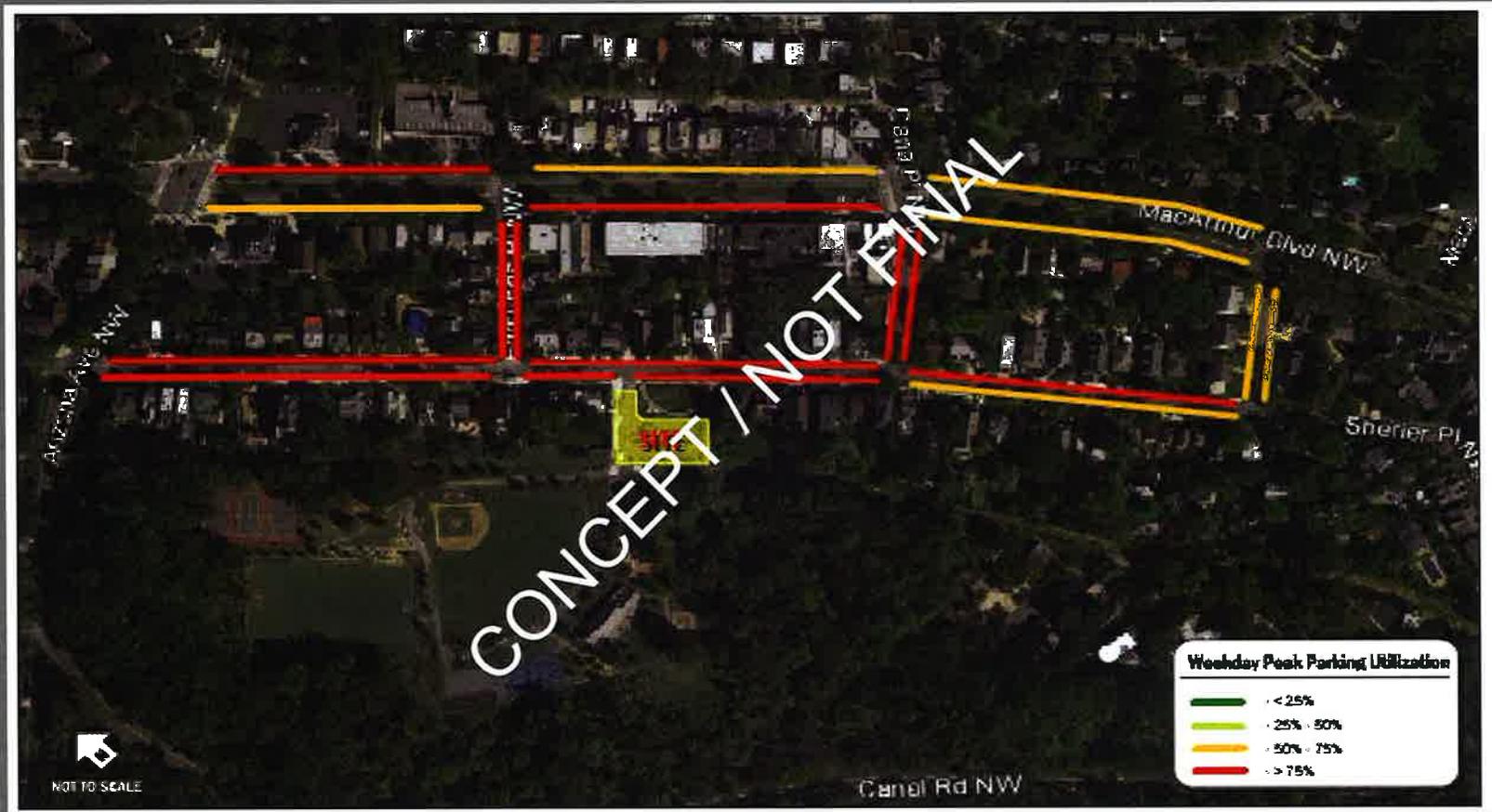
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM
<b>Occupancy</b>	210	214	210	257	255	237	232	213	182
<b>Total Spaces</b>	<u>270</u>								
<b>Available</b>	60	56	60	13	15	33	38	57	88
<b>Utilization</b>	78%	79%	78%	95%	94%	88%	86%	79%	67%



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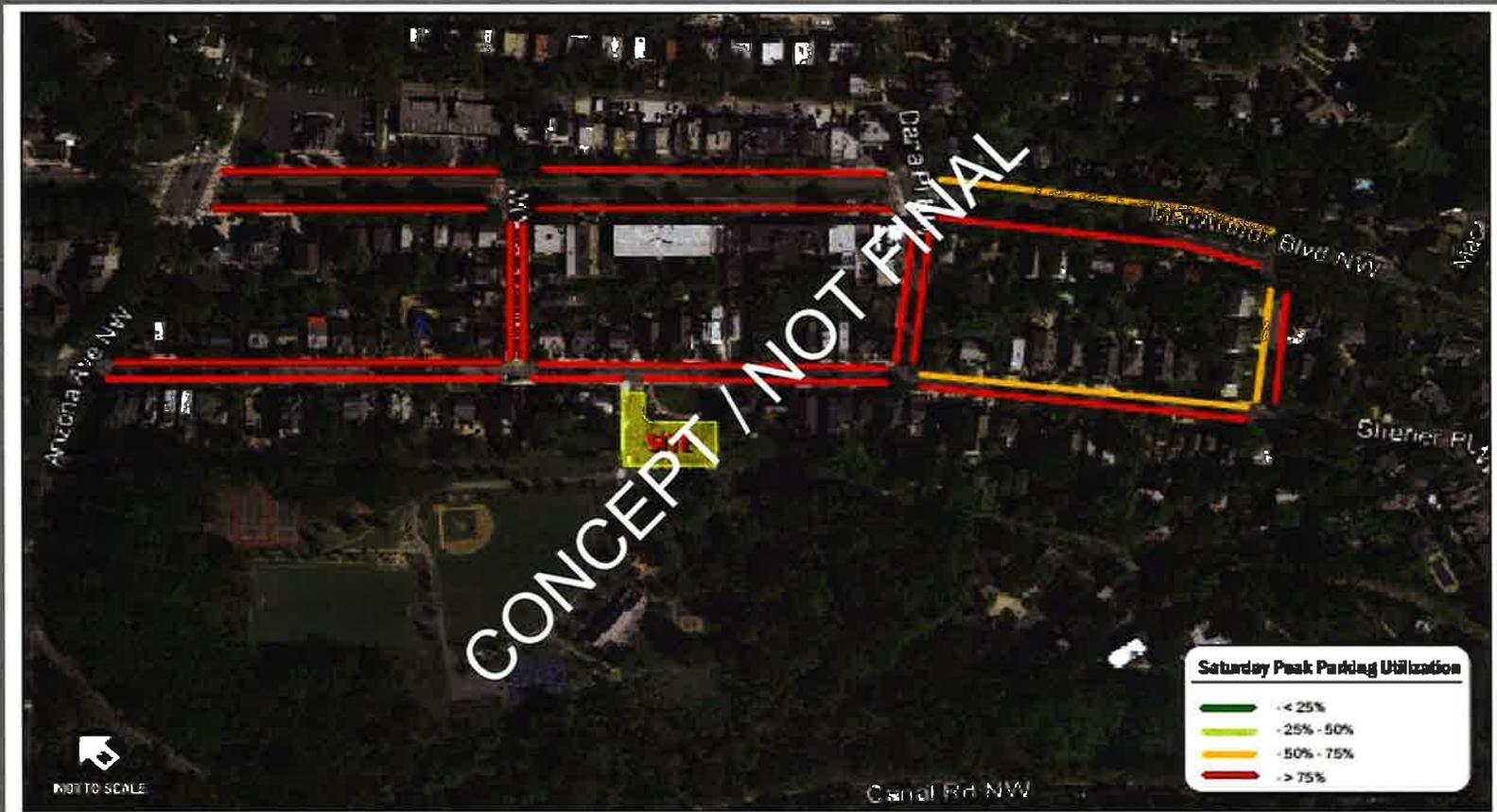
# EXISTING PARKING CONDITIONS REVIEW



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# EXISTING PARKING CONDITIONS REVIEW



## ACCESS AND CIRCULATION REVIEW

- **Access Routes to Palisades Recreation Center on Sherier Place NW:**
  - Sherier Place NW @ Arizona Avenue NW
  - Edmunds Place NW
  - Dana Place NW
  - Cushing Place NW
- **All roads are two-way, provide parking on both sides of the street and in the range of 30' wide**
  - Provides maximum flexibility for access and circulation
  - Two-way circulation reduces speeds, but creates congestion due to roadway widths



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# POTENTIAL MITIGATION STRATEGIES

- **Demand Mitigation**
  - Control Demand of visitors to Palisades Recreation Center
  - Schedule DPR games to allow for parking turnover
  - Provide parking permits for DPR games that are time-based for DPR parking lot

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## POTENTIAL MITIGATION STRATEGIES

- **Supply Mitigation**
  - **Control Parking Spaces Available for Residents and Visitors**
  - **Implement Resident Only Residential-Zoned Parking on One Side of Street**
  - **Provide recommended areas for DPR Parking off-site (MacArthur Blvd.)**
  - **Restripe/reconfigure existing DPR parking lot**

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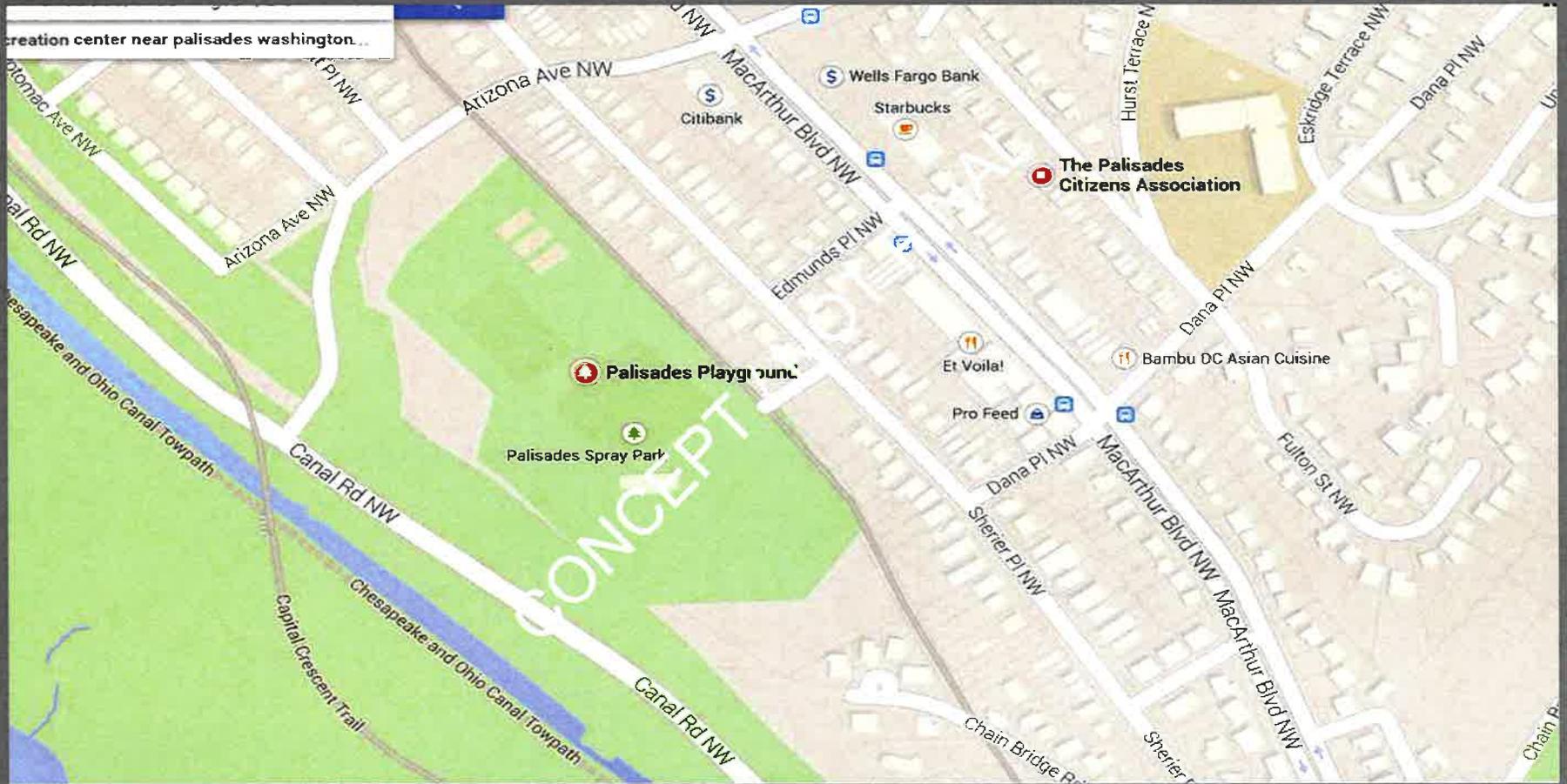
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## POTENTIAL MITIGATION STRATEGIES

- **Traffic Circulation Mitigation**
  - **Sherier Place One-way?**
  - **Edmonds Place and Dana Place One-way Pairs?**
  - **Advantages:**
    - **Provides easier circulation**
    - **Minimizes conflicts of vehicles circulating for parking**
  - **Disadvantages:**
    - **Circuitous routing**
    - **Affects whole neighborhood**
    - **Consensus building**



# SITE LOCATION



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